

## MINUTES OF A REGULAR COUNCIL MEETING HELD MAY 18, 1981.

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Attorney Peterson stated he had reviewed the proposed lease and he explained the pro's and con's of the lease to the council. Monthly cost of the lease for the backhoe would be \$724.52 per month, the city would be responsible for all maintenance on the backhoe.

Following Attorney's remarks, Councilman Callister MOVED the city sign a contract to lease with option to purchase a 5-80-D Case Backhoe, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Mayor Roper asked if there was any further business or comments, there being none, Councilman Losee MOVED the meeting be adjourned, MOTION SECONDED by Councilman Callister. Meeting was adjourned at 11:15 p.m.

  
Leland J. Roper, Mayor

  
Dorothy Jeffery, City Recorder

## MINUTES OF A REGULAR COUNCIL MEETING HELD MAY 26, 1981.

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## PRESENT:

Leland J. Roper	Mayor and presiding
Don Bird	Councilman
Willis Morrison	Councilman
Max Bennett	Councilman
Thomas Callister	Councilman

## ABSENT:

Cecil Losee	Councilman
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## OTHERS PRESENT:

Neil Forster	Public Works Superintendent
Ray Valdez	City Building Inspector
Jay Covington	Administrative Intern
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder

Dick Merrill	Utah State
Chris Beck	Utah State

John Quick	Bush and Gudgeon
Kim Young	Boettcher and Company
Carl Haase	IPP Representative
Rex Stanworth	IPP Representative
Roger Stowell	IPP Representative
John Willie	IPP Representative
Arthur Jeffery	Quality IGA
Brent Rogers	Jeans Unlimited

Mayor Roper, being present, called the meeting to order at 8:00 p.m.  
Dorothy Jeffery, being present, acted as secretary.

Mayor Roper stated the meeting was a regularly called council meeting and that notice of the time, place and agenda of the meeting had been posted at the principle office of the governing body and had been provided the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

#### MINUTES

Proposed minutes of a Regular Council Meeting held May 18, 1981 were presented for consideration of council approval, following a discussion of the minutes, Councilman Bennett MOVED the minutes be approved as presented, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

#### UPDATE ON THE STATUS OF THE IPP

Mayor Roper stated Carl Haase, IPP Representative, was not on the agenda, however, he had asked Mr. Haase to give the council an updated report on the status of IPP.

Mr. Haase explained in detail the status of the power project to date, the following is a list of items discussed:

1. Mr. Haase stated he was to meet with the IPP Board on June 10th with his finalized recommendations on the housing strategy, this would include which land options should be executed.
2. Mr. Haase explained his concerns regarding the problem of getting persons qualified for housing loans due to the high interest and the high cost of land.
3. Three options to the housing loan problem:
  - (a) Raise the proposed wages
  - (b) Lower the interest rates
  - (c) Subsidize the housing

IPP may have to take a more active roll in the housing for their personnel than they first anticipated.

4. Loans for mobile home parks are almost impossible to obtain.
5. Training of the IPP personnel was a concern.

John Quick asked Mr. Haase if there was any real problem with building in the Delta area?

Mr. Haase answered him by explaining the cost of annexation coupled with the high cost of the land in and around Delta was a great concern.

Mr. Haase asked if there were anymore questions, there being none, he told council he plans on being in Delta one day of the fourth week in every month and will keep in touch with the Mayor on all IPP plans concerning Delta City.

Mayor Roper thanked Mr. Haase for his information.

#### DISCUSSION OF A HOUSING AUTHORITY

Dick Merrill presented the council with a copy of a document, "Benefits of a Local Housing Authority" and explained in detail the pro's and con's of establishing a Housing Authority for Delta City.

1. A local housing authority would make all available housing programs more accessible at the local level.
2. The Housing Authority would be a resource agency to solve housing problems of the low-income families on behalf of the City Council.
3. Will provide more affordable housing options for elderly and low-income families.
4. Will provide better control over growth problems and potential housing blight.

There was a general discussion regarding a Housing Authority for Delta City following Mr. Merrills remarks.

#### DISCUSSION OF A REDEVELOPMENT DISTRICT

Chris Beck presented each councilman with a copy of an outline of the "Utah Neighborhood Development Act" He then explained in detial the procedure of establishing a Redevelopment District.

Citation: 11-19, Utah Code Annotated, 1953 as amended.

#### Redevelopment - Legal Definition:

(1). The word "Redevelopment means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provisions of such residential, commercial, indutrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them.

Following the explanation of the legal definition of the Utah Neighborhood Development Act, Mr. Beck then explained each of the following in detail:

1. What was included in the redevelopment district
2. The establishing of a redevelopment agency
3. The items a master plan must include
4. Redevelopment area surveys
5. Implementation of a redevelopment project
6. A project area redevelopment reporting.

There was a general discussion of the above items.

RESOLUTION NO. 81-32

Attorney Peterson presented to each councilman a copy of Resolution No. 81-32 - " A Resolution Approving State of Utah, Fivision of Community Development, Department of Community and Economic Development Contract No. 1011, Authorizing the City of Delta, Utah to Become a Party to Said Agreement and Directing That Capital Budget Appropriations be Approved for Matching Funds" and a copy of "CONTRACT - Natural Resources Community Impact Board - Division of Community Development Department of Community & Economic Development"

After Attorney Peterson answered council's questions regarding the above contract and resolution, Councilman Morrison MOVED the Contract and Resolution No. 81-32 be approved, MOTION SECONDED by Councilman Bird and received the affirmative vote of all councilmen present.

CONSIDERATION FOR ADOPTION OF RESOLUTION SETTING THE WATER/SEWER RATES

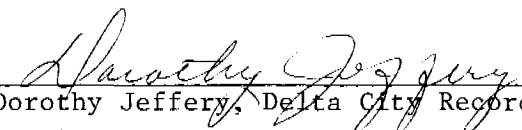
Attorney Peterson presented a Resolution setting the water/sewer rates to each councilman for their reveiw and consideration for adoption, following a detailed discussion of the resolution, it was the opinion of the council more research was needed prior to the adoption of the resolution, Councilman Bird MOVED the resolution be table until the next council meeting, MOTION SECONDED by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

Mayor Roper asked if there was any further business or comments, there being none, Councilman Bennett MOVED the meeting be adjourned, MOTION SECONDED by Councilman Bird, meeting has adjourned at 11:15 p.m.

MINUTES OF A SPECIAL

  
Leland J. Roper, Mayor

1981

  
Dorothy Jeffery, Delta City Recorder

## MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD MAY 28, 1981.

## PRESENT:

Max Bennett	Councilman and presiding
Willis Morrison	Councilman
Don Bird	Councilman
Thomas Callister	Councilman

## ABSENT:

Leland J. Roper	Mayor
Cecil Losee	Councilman